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Approximate total area  
 1041.95 ft<sup>2</sup>  
 96.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS RPS 3C standard.

GIRAFEE360

- Hallway 6'7" x 3'0" (2.03 x 0.93)
- Living Room 14'2" x 12'4" (4.32 x 3.76)
- Dining Room 8'10" x 9'4" (2.71m x 2.86m)
- Bedroom 13'11" x 12'4" (4.25m x 3.76m)
- Kitchen 11'5" x 8'9" (3.50m x 2.69m)
- Breakfast Room 6'9" x 8'9" (2.08m x 2.67m)
- Landing 7'7" x 3'5" (2.33m x 1.07m)
- Bedroom 15'10" x 11'5" (4.84m x 3.48m)
- Bedroom 7'5" x 8'10" (2.28m x 2.71m)
- WC 2'9" x 5'1" (0.85m x 1.55m)
- Bedroom 2'28" x 2'71" (0.85m x 0.82m)



- Semi detached
- Three bedrooms
- Lounge/Dining room
- Kitchen/breakfast room
- Bathroom and w.c
- Driveway
- Enclosed garden
- Gas central heating
- No onward chain

2 Kings Drive, Hanham, Bristol, South Gloucestershire, BS15 3JH  
**Offers Over £350,000** Freehold

PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 2

EPC RATING E

COUNCIL TAX BAND C



A spacious 1950's style three bedroom semi detached property situated in one of Hanham most sought after roads.

The accommodation comprises entrance hall, a generous lounge/dining room, a kitchen/breakfast room, a good size downstairs bedroom and shower room.

To the first floor are two further bedrooms and a w.c. Outside, there are established gardens and off street parking.

Ideally situated for popular local schools and amenities, a prompt viewing is highly recommended.



### the location

Extremely well located for all that Hanham has to offer. Walking distance to local schools, and shops, there are a range of pleasant, wooded and river walks literally on the doorstep, Hanham high street and its range of shops and facilities are a short distance away and Longwell Green district centre with its retail shops and retail facilities are also nearby. Bristol 3.4 miles Bath 9.1 miles



*Offered for sale with no onward chain*

just a thought...

With adaptable accommodation the property could appeal to growing families or first time buyers.